

New Snohomish County Courthouse

Project Update Report #10: February 9, 2015

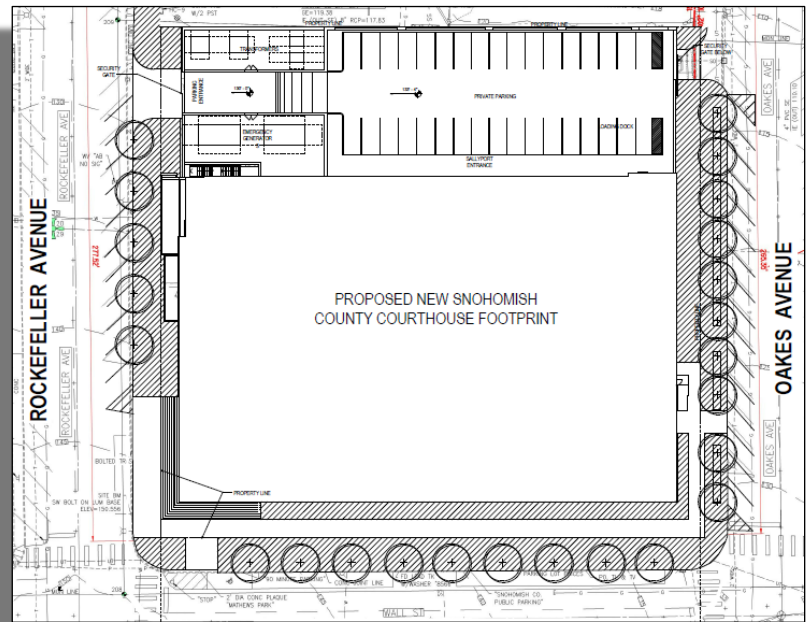


Snohomish County

Project Overview

Construct a new County Courthouse located in the City of Everett at a site bordered by Rockefeller and Oakes Avenues to the west and east, and Wall Street to the south. The new building is programmed at approximately 250,000 square feet of space on 9 floors. The building will serve Superior Court, District Court, and Commissioner Court functions as well as the Sheriff, Prosecutor, Public Defense, and Court Clerk services.

The existing Courthouse, constructed in 1967, will be demolished and open landscaping will be established in its place.



Schedule Status

	Baseline		Current	
	Start	Finish	Start	Finish
Design & Permitting	01/01/2014	02/01/2015	01/01/2014	11/20/2015
Construction	02/01/2015	07/01/2017	07/21/2015	10/01/2017
Occupancy	07/01/2017	09/01/2017	10/01/2017	01/01/2018
Old CH Demolition	09/01/2017	12/01/2017	01/01/2018	04/01/2018
Old CH Site Restoration	12/01/2017	03/01/2018	02/01/2017	05/01/2018
Closeout	07/01/2017	06/01/2018	09/01/2017	06/01/2018

Budget Status

*Numbers are rounded.

	*Baseline	Paid to date	*Estimate at
	Budget	12/31/2014	Completion
GCCM Costs	\$122,348,204	\$458,484	\$122,348,204
Owner Direct Work	\$39,645,113	\$6,471,290	\$39,645,113
Total	\$161,993,317	\$6,929,774	\$161,993,317

Scope / Schedule / Budget Variance

The Project Team continues to refine design elements and is preparing to move forward into a full Design Development phase. Design refinement, including addition of the Sheriff's Office to the New Courthouse, has added to cost and schedule; current estimate is that the project has been delayed an additional two months. The project remains on budget and within statutory requirements for owner contingency.

Major Contracts

Contract 1: Heery International – Architects

Contract 2: OAC Services – GCCM Compliance & Project Management

Contract 3: Hoffman Construction – GCCM Preconstruction

New Snohomish County Courthouse

Project Update Report #10: February 9, 2015



Key Activities

1. SEPA checklist and land use permitting
2. Risk analysis from a project management perspective
3. Development of sustainability, hardening, and critical access scope objectives
4. SnoPUD utility relocation design work
5. Budget allocation planning
6. Overall project schedule planning
7. A/E and GC contract updates

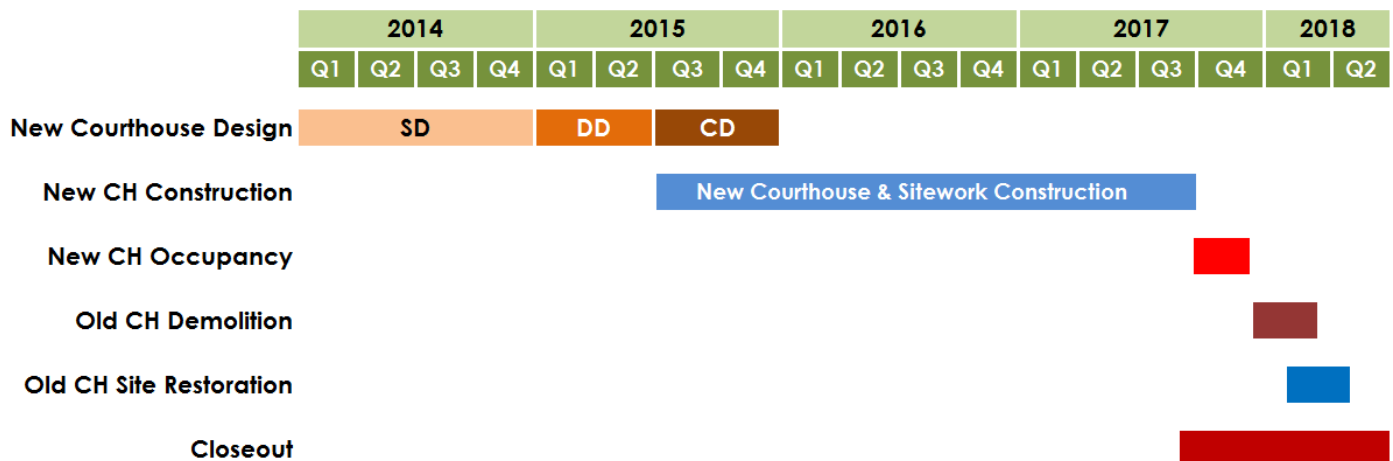
Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Scope
4. Schedule
5. GCCM State RCW 39.10 Requirements

Project Schedule

Design Development is expected to continue through July 2015. The schedule has been developed in joint effort by the SnoCo Project Management Team, A/E, and GCCM. A benefit of the GCCM delivery method is having the contractor engaged early in project development to advise on reasonable activity durations based on their past experience building similar construction projects. As the project proceeds and further definition of specific scope elements are attained, additional comment and detail will be provided on those elements. The overall project schedule as currently defined enables a high level of confidence for achievement given the current understanding of the scope.

Preliminary project schedule:



New Snohomish County Courthouse

Project Update Report #10: February 9, 2015



Design Status

Design Development

Plans are now frozen, and engineering continues. The Project Team has reviewed the initial structural systems and options, and is studying more detailed exterior development. Bench mock-ups are now complete. The Project Management Office, Sheriff, and Superior Court Presiding Judge reviewed security policies and procedures, and refined entry/exit circulation and security. Interior design refinement of the lobby continues. Heery is refining ceiling, lighting, and acoustical requirements for the building. Landscaping and site design is evolving, and it integrates hardscape amenities as well as green features. The Project Team is planning a detailed risk analysis workshop to update project risks and mitigation strategies.

Heery will conduct Design Development meetings the week of February 23rd to further refine public area lighting, interior finishes, wayfinding, security design, power and data requirements, customer service areas, and wall partitions.

Sustainability

The Project Team has identified ideal sustainability strategies for the New Courthouse, given the project parameters. These include high-efficiency mechanical and electrical systems, water-saving devices, rainwater re-use, on-site renewable energy, and use of recycled materials. Potential rebates and incentives from utilities and other public agencies, especially Snohomish PUD, have been identified.

Technology and FF&E

The Project Team is identifying courtroom technology needs; these features will be monitored continually over the life of the project as technology and user operations each evolve. Furniture, fixtures, and equipment are being developed as building tenant spaces take shape.

Art

Heery met with the Arts Commission on January 20th to present potential locations for artistic elements: entry lobby, grand stairwell, elevator lobbies, and interior and exterior feature walls.

SEPA Checklist

The Project Team is meeting with City of Everett staff to develop a resubmittal, to maintain the project schedule.

City of Everett

Petition for alley vacation was submitted to the City on December 1st. The Project Team is targeting June 5 for permit submittal for excavation, foundation, shoring, and demolition; October 10th for building permit submittal; and November 20th for building permit approval.

Legal

The County now owns all six parcels. City approval of the petition for alley vacation is the next step, and is projected for March. As far as property acquisitions are concerned, the project is trending under budget.

ECAF's

No ECAF's are expected at this time.

New Snohomish County Courthouse

Project Update Report #10: February 9, 2015



Briefing

In conjunction with the Courthouse Project Team, Rebecca Hover from the Executive's Office coordinates public and in-County communication on the project using a web-site, media releases, an email directory, and related public relations resources.

General Contractor Construction Manager (GCCM)

Hoffman Construction Company (Hoffman) has been selected as the GCCM for the New Courthouse.

MCCM and ECCM

The MCCM and ECCM have been contracted pursuant to State RCW 39.10.385 and are assisting with updating scope and cost development.

Ongoing Site Work

The GCCM is currently not performing work on-site.

The proposed future reporting format to be utilized during construction is provided below:

A. SUMMARY PROJECT STATUS

Period Ending:	
Contractor:	
Notice to Proceed:	First Working Day:
Contract Duration <ul style="list-style-type: none">• Beneficial Use:• Substantial Completion:	
Days Extended:	
Original Beneficial Use Date per Contract:	
Original Substantial Date per Contract:	

Original Construction MACC Amount:	
Contract Change Order Amount:	
Total Construction MACC Amount:	
Amount Paid to Date: % of Construction Contract Complete: Total Working Days Used:	
% of Construction Contract Complete (time):	
Submittals to Date:	
Number of Executed Change Orders:	
Number of Outstanding Change Orders:	

B. MAJOR SCHEDULE ACTIVITIES

New Snohomish County Courthouse

Project Update Report #10: February 9, 2015



Insert graphic construction schedule (3 month look-ahead) update from GCCM.

C. PROJECT BASELINE

Description	Baseline	Variance
Scope:		
Schedule:		
Budget:		

D. RISK MANAGEMENT

Risk Elements	Risk Management Strategy
1. TBD	
2. TBD	
3. TBD	
4. TBD	

Risk Discussion and Action Plan:

TBD

E. CHANGE REQUESTS

Insert narrative discussion.

Change Request #	Date Sent to Contractor	Item	Status

F. CHANGE ORDERS

Insert narrative discussion.

CC: Project Oversight Team
Courthouse Project Advisory Committee